

**PLANNING COMMISSION
REGULAR MEETING July 6, 2015**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis, Absent
Ray Krzykowski
Robert Clark, Alternate
Dave Sletner, Alternate, Absent

OTHERS:

Sue Goggin, ZEO
Lori Rotella, Assistant ZEO
Public - 0

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Clark a regular voting member.
2. Executive session with Borough Attorney.
There was no executive session.
3. Review /Approval of the June 1, 2015 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Robert Clark and seconded by Robert Pease to **APPROVE** the June 1, 2015 Regular Meeting Minutes as written.

4. NEW BUSINESS

- A. Commission discussion/decision regarding a referral from the zoning commission for amendment to zone map from R-15 to B-1 for property located at 100 School Street, Applicant: Polish Falcons/Crystal Room

Attorney Michael McVerry, office at 35 Porter Avenue, explained that that the property is 11.4 +/- acres and is currently zoned B-1. His client would like to change the zone of the property at 100 School Street from R-15 to B-1. His client would like to construct a chapel in the rear of the property near the garden where they currently hold outdoor weddings. The R-15 zone does not allow for this type of structure to be built. He said this is the first step in the process. He showed them a map of the property. Bob Clark asked if there would be a public hearing. Attorney McVerry said the letters were sent to the abutting property owners within 500' of the property boundaries where the zone is proposed to be changed. There was a discussion over what else would be allowed if the zone were changed to B-1. Attorney McVerry said the B-1 is the least intrusive of the commercial zones. He clarified that any proposed development would have to go through the land use boards.

VOTED: 2-0-2 on a motion by Ray Krzykowski and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Naugatuck Zoning Commission for a zone change from R-15 to B-1 for property located at

100 School Street.

FOR

Ray Krzykowski
Anthony Whelan

AGAINST

ABSTAIN

Robert Pease
Robert Clark

- B. Commission discussion/decision regarding expiration date of bond in place for Apple Hill Estates Subdivision, Section II, Applicant: Morgan Development Corporation

Bob Pease read the extension of the Letter of Credit into the record.

- C. Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission for special permit application for proposed construction of 17,100 square foot building at 1188 New Haven Road, Applicant: 1224 New Haven Road, LLC

Attorney Kevin McSherry, 38 Fairview Avenue, explained the proposed project for Planet Fitness. His client would like to construct a 17,100 square foot building. The entire site is 15 acres and the area proposed to be developed is about 3 acres. The property is in the New Haven Road Design District. There is an application that is under consideration with the wetlands commission. Bob Clark said the stormwater report is not complete. John Plante, P.E. with Langan Engineering, said he is working with Wayne Zirolli, Borough Engineer. He said there is a revised plan based on comments from Wayne that the commission has not seen. All of Wayne's comments have been addressed.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Clark to send a **POSITIVE REFERRAL** to the Naugatuck Zoning Commission for construction of a 17,100 square foot building at 1188 New Haven Road.

- D. Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission for special permit application for proposed construction of two story 44,600 square foot building and auto park at Lots 18 & 30 Raytkwich Road, Applicant: A Better Way

Attorney Kevin McSherry, 38 Fairview Avenue, explained the background of the proposed project. Attorney McSherry said his client is also looking to buy the existing building across the street. Michael Lambert with Harry Cole & Son, said the parcels are 12.4 acres. They are proposing 989 parking spaces including customer and employee spaces. The majority of the parking lot will be gravel. He explained the proposed drainage. He said they should be submitting drainage reports to Wayne either tomorrow or the next day. Bob Clark asked if there is a provision being talked about for testing water quality run-off. Mike said that has not been discussed but they will be adding an oil/water separator to their system. Attorney McSherry said the current parking lot at the Risdon property is much like

what they are proposing as far as separators. Wayne Zirolli said he is working on preliminary comments. He said they need to detain the water and meter it out properly. Tony asked Wayne to make sure they get the proper oil/water separators. Wayne said he will. Bob Pease asked what other auto activities they will be doing. Attorney McSherry said there will be no painting and no body shop. Bob Pease said he is concerned with the impact on the town's drainage system. Mike Lambert will provide runoff calculations. There was a discussion over continuing this item to the next meeting. This item was continued to next month.

- E. All new items require a 2/3 vote.

There were no new items.

5. OLD BUSINESS

- A. Commission discussion/decision regarding revisions to zone map and creation of Prospect Street Design District, Applicant: Borough of Naugatuck

Carol Gould, Planner with Fitzgerald and Halliday, said they made a number of changes, based on the comments by the Planning and the Zoning Commissions. Carol explained the revisions. Based on feedback, they removed PDD #11 and the Pisani Steel property from the proposed zone change area. There was a discussion over whether or not the zoning commission should be able to make a determination as to the number of parking spaces that are adequate. Bob Pease would like the wording changed in that section which as read allows the zoning commission to consider the parking analysis. Bob would like wording put in regarding sidewalks to say "as determined by the zoning commission". Sue will send a traffic study to Carol. Carol said they will share the traffic memo with the commission when it is ready. This item was continued to the next meeting.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Clark to adjourn the meeting at 7:11 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr